

**PRELIMINARY
STAFF REPORT
2004 AREA PLANS REVIEW**

SUPERVISOR DISTRICT(S): PROVIDENCE

APR ITEM(S): 04-II-9V

NOMINATOR(S): Alison Dyer

ACREAGE: 12.63 Acres

TAX MAP I.D. NUMBERS: 39-3((1))15-18,18A,18B,18C,18D,18E,32,33A,33B,33C;((38))A,11

GENERAL LOCATION: South of Northern Virginia power easement and the W&OD Trail
and west of Cedar Lane

PLANNING AREA(S): II

District(s): VIENNA

Sector: CEDAR (V2)

Special Area(s): N/A

ADOPTED PLAN MAP: 2-3 DU/AC

ADOPTED PLAN TEXT: No specific text. General text - infill development should be
compatible use, type and intensity

For complete Plan text see <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planareas.htm>

PROPOSED PLAN AMENDMENT: Residential 1-2 du/ac

CRITICAL ISSUES:

Land Use: The nomination requests reducing the planned density of the subject property from 2-3 dwelling units per acre (du/ac) to 1-2 du/ac. This would decrease development potential from a maximum of approximately 37 units to a maximum of approximately 25 units.

The subject property is approximately 12.6 acres and is currently zoned R-1 and R-2. Several of the parcels are developed with single-family detached dwellings and accessory structures. Parcels 15, 18, 18B, 18C, 18D and 33B are developed with houses constructed between 1900-1938. Parcels 32 and 33B are developed with houses built in 1948 and 1983, respectively. The remaining parcels (16, 17, 18A, 18E, 33A, A and 11) are vacant.

The property is bounded on the north by the W&OD Trail, on the east by Cedar Lane, on the south by Wedderburn and Luckett Lanes and on the west by a single family detached neighborhood developed under R-2 zoning. To the north of the W&OD Trail and to the east of Cedar Lane, the area is planned for residential use at 2-3 du/ac and has developed under both R-2 and R-3 zoning, with the exception of Grace Presbyterian Church which has developed under R-1 zoning. To the west and south, the area is planned for residential use at 1-2 du/ac and has developed under both R-1 and R-2 zoning.

The nominated area is the subject of two pending rezoning applications: RZ 2003-PR-013 and RZ 2003-PR-026 (see map). RZ 2003-PR-013 (for Parcels 32, 33A, 33B and 33C) requests R-3 cluster at a density of 2.37 du/ac. RZ 2003-PR-026 (included Parcels 15-18, 18A, 18B, 18C, 18E, A which are the subject of this APR nomination and Parcels 27, 27A, 27B and 28A which are not part of the APR nomination) requests R-3 cluster at a density of 2.06 du/ac. Both were deferred indefinitely by the Planning Commission. The applications have been amended and are currently being processed by the Zoning Evaluation Division. The Planning Commission public hearing date has not been scheduled at the time of the writing of this Preliminary Report.

W&OD Trail: The subject property is located adjacent to the W&OD Trail, which is owned by the Northern Virginia Regional Park Authority (NVRPA). The Countywide Trails Plan Map depicts this as a major regional trail.

Environmental: The subject property is generally located south of the W&OD Trail and west of Cedar Lane and is in the Accotink Creek Watershed. A stream traverses the site from north to south. Natural springs and seeps feed the stream. Much of the land adjacent to the stream is wet, densely vegetated with a thick canopy of trees and water-tolerant vegetation is interspersed throughout.

A Resource Protection Area Study has been approved by DPWES that questioned the perennial nature of the stream. As a result, the southern portion of the stream which traverses the site is no longer considered to be a Resource Protection Area (RPA). However, the area is still considered to be an environmentally sensitive feature and preservation is recommended consistent the current zoning process.

Parks: The Comprehensive Plan, Vienna District-Wide Recommendations, Parks and Recreation section text on page 13 states:

“Principle Park and Recreation guidelines for the Vienna Planning District include:

- Acquire and develop at least *three* additional Community Parks to address deficiencies of active recreation facilities;
- Plan and develop stream valley trails to facilitate non-vehicular travel options; and
- Preserve and protect significant natural and heritage resources.”

The subject site is in the Cedar Community Planning Sector. Sector recommendations are contained in Figure 19 (p.47) and include the following:

“NEIGHBORHOOD PARKS...Additional Neighborhood Park facilities in this sector should be provided in conjunction with new development.”

Further sector recommendations pertaining to Heritage Resources include: “Significant heritage resource may be located in the open spaces and older neighborhoods of this planning sector. Development of these areas, including parkland, should be preceded by heritage resource surveys and appropriate preservation of significant heritage resources.”

Level of Service Impacts: This area is served by Tysons Woods Neighborhood Park, a 4-acre park with a playground, picnic area, and hiking trail. Tysons Woods is also master-planned to include a tot lot. Although the nomination proposes to decrease the planned density of the area, any development, at any density, in this area will necessitate a proportional increase for

local-serving parkland and park services. Thus any development should provide funds for development of additional park services.

FCPA Cultural Resource Impacts: A historic archaeological site and an architectural site have been identified in this nomination area. Phase I survey has been completed. However, a final analysis has not been made.

Recommendations: If the nomination is considered favorably, mitigation measures should be provided as follows:

- Level of Service: The service level deficit should be mitigated through one or a combination of the following actions:
 - 1) Dedication of land to FCPA for passive and/or active recreation;
 - 2) Provision of private or public recreation facilities and/or
 - 3) Cash donations to FCPA for use in developing area park and recreation facilities.Such mitigation measures should be in proportion to the increased demand created and guided by standards expressed in the Policy Plan.
- Cultural Resources: Prior to development, any sites should be further examined for the preservation of cultural resources before being disturbed or destroyed.

Heritage Resources: The subject property is not listed on the Fairfax County Inventory of Historic Sites. A Phase I Archaeological Investigation has been prepared which documents the 1930's Wedderburn housing development.

Transportation: The proposed change raises no significant transportation planning issues.

Schools: The proposed change raises no issues from schools.

SUMMARY OF STAFF RECOMMENDATION:

_____ Approve Nomination as Submitted
_____ Approve Staff Alternative
___x___ Retain Adopted Plan

The subject property is planned for development at 2-3 du/ac. According to DPZ records, the property has been planned at this density at least since 1975. There are rezoning applications under review to implement the development of this property under the Plan. Significant justification is needed to warrant replanning.

One rationale for the request to re-plan the subject area to a lower density is that it is impacted by RPA. As indicated above, the perennial nature of the stream has been questioned, however protection of this environmentally sensitive area is still recommended consistent with the current zoning process. A density range of 2-3 du/ac encourages through the zoning process preservation of sensitive environmental features which otherwise may be difficult to achieve.

Another rationale was the need to have significant buffer to the W&OD Trail. As can be seen from the map, residential development has occurred along the trail at a range of densities and the request for significant buffering would be inconsistent with what has occurred with the adjoining residential areas.

The planned density of 2-3 du/ac is a Plan range and there is not a guarantee that the high of the Plan range will be attained. At the time of rezoning, there is an opportunity to review the subject property in terms of public facilities impact, access, adjacency to trails and environmental concerns, as well as other concerns such as compatibility. These factors influence the ability to reach the maximum density level. Staff's support of the rezoning applications at densities of 2.06 du/ac and 2.37 du/ac, would indicate that the zoning process is working to address site specific concerns.